

Site Waste Management Plan

Prepared by Barr Planning

for Gnoo Gnoo Pty Ltd

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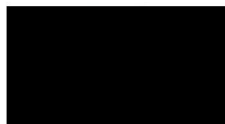
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1 Introduction

Barr Planning on behalf of Gnoo Gnoo Pty Ltd has prepared this Waste Management Plan (WMP) to accompany a development application lodged to Tamworth Regional Council for a specialised retail development.

1.1 Purpose

The purpose of this WMP is to support the construction and operational waste requirements of specialised retail premises per the Tamworth Development Control Plan 2010.

1.2 The Proposal

The proposed development is for the construction and operation of specialised retail development comprising four tenancies within two separate buildings, one on each lot, with the configurations provided in the table below.

Table 1 Building Configuration

Lot	Building	Tenancy	GFA (m ²)
201	West	T1	2,090
201	West	T2	2,000
202	East	T3	1,540
202	East	T4	2,000

1.3 Site Description

The subject site forms part of Lot 1 in Deposited Plan 1304039, 408 Goonoo Goonoo Road, Hillvue, which is currently vacant land forming part of an approved 35-lot subdivision. The development will be constructed on proposed Lots 201 and 202 of this subdivision as depicted in Figure 1, located on the northern portion of Lot 1 DP1304039.

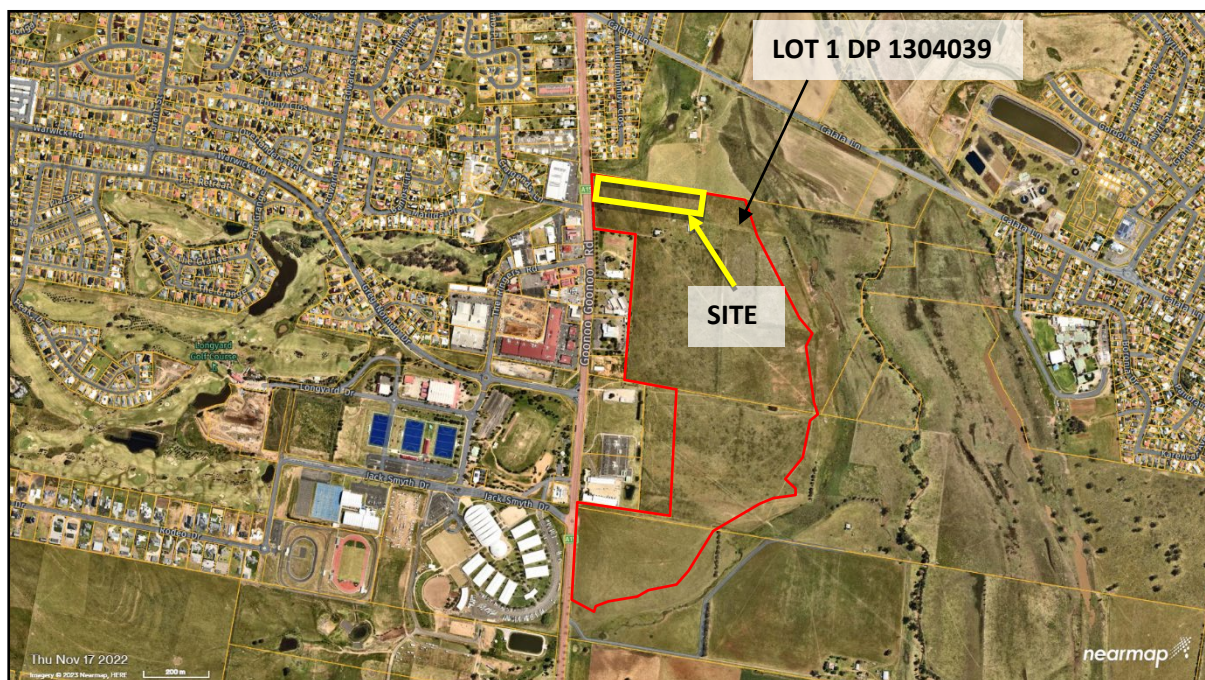


Figure 1 Locality Plan. Source: Adapted from Nearmaps

1.4 Supporting Documents

This Waste Management Plan is supported by the following documents:

- Architectural Set prepared by Leffler Simes Architects
- Statement of Environmental Effects prepared by Barr Planning

The calculations and methodology of this WMP have been based on the NSW Environmental Protection Authority's '*Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities*', December 2012 (**the guidelines**) to address the Resource Waste Management Plan requirements specified under Step 2: Type of Development (Commercial and Retail Controls) of the Tamworth Regional Development Control Plan 2010.

2 Construction Waste Management Plan

2.1 Proposed Works

The proposed development comprises the construction of two buildings, one on proposed Lot 201 and one on proposed Lot 202, car parking, loading areas for use as specialised retail premises. The proposal will involve the following construction work:

- Earthworks associated footing construction, servicing and stormwater.
- Construction of buildings, amenities and service areas.
- Construction of a car park, access, and loading areas.
- Landscaping.

2.2 Waste Types

The potential waste products associated with the construction activities proposed are likely to comprise general solid waste putrescible and non-putrescible, unsegregated material as outlined in Table 1 below.

Table 2 Likely Types of Construction Waste Produced

Construction Activity	Waste Product	Estimated Volume
Site Amenities (Three 500L Portaloo's)	Effluent	1,500 L / fortnight
Site Office	Paper, Cardboard, Packaging etc.	14 L / Fortnight
Detail Excavation	Soil	<4,000m ³
Concrete Tilt-Up Wall Panels	Concrete, Steel Reinforcement, Timber Formwork	<100m ³
Structural Steel Frame	Steel 'off cuts'	<10m ³
Metal Roof Cladding	Metal Roof 'off cuts'	<10m ³
Plasterboard Walls	Plasterboard	<10m ³
Floor Tiles and Vinyl Flooring	Ceramic and Vinyl	<10m ³
Aluminum and Glass Windows	Aluminum, Glass and Silicone	<5m ³
Masonry/Concrete Paving	Masonry, Concrete, Sand and Cement	<20m ³
Asphalt Car Park and Access Roads	Road Base and Asphalt	<100m ³
Landscaping	Green Waste	<10m ³

2.3 Methods for reuse, recycling and disposal

Construction waste will be stockpiled onsite to enable sorting for reuse, recycling or disposal. The methodology and disposal will be at the discretion of the building contractor and outlined within the Construction Environmental Management Plan.

2.4 Waste Storage Areas

The waste storage area during construction will be located within the proposed car park area as indicated in the figure below. This location is close to the main entry point of the site, outside of the main construction areas and can be screened. Waste contractors can enter and exit the site in a forward motion.

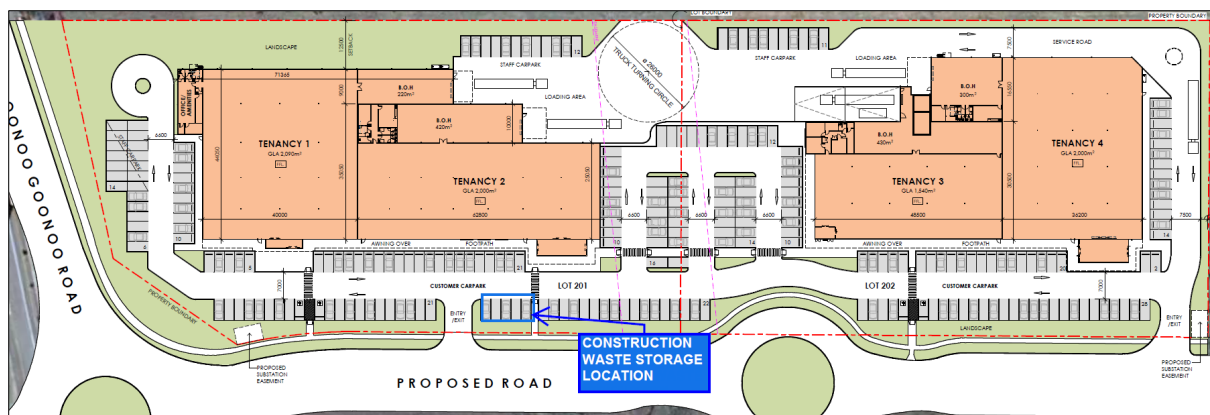


Figure 2 Location of Construction Waste Storage

3 Operational Waste Management Plan

The maximum operational waste for specialised retail premises is based on an average L per 100 m² basis as provided in the table below.

Table 3 Average Waste Retail

Waste Type	Waste Generation Rate (Average)	Waste Generation Rate (Maximum)	Waste Volume (m ³) (Average)	Waste Volume (m ³) (Average)	Waste Volume (m ³) (Average)	Waste Volume (m ³) (Average)
Waste	80	860	29,200	561.54		
Recycling	70	715	25,550	433.65		

Waste calculations and the number of bins required to facilitate the operational requirements of each tenancy are provided below, dependent on the frequency of collection.

Table 4 Tenancy 1 Waste Calculation

Tenancy 1 (2,092m ²)	Volume per week (m ³)	Number of bins (m ³) Weekly	Number of Bins (m ³) Bi-Weekly
General Waste	11.704	4.5m ³ (2), 3m ³	4.5m ³ , 0.66m ³
Recycling	10.241	4.5m ³ (2), 1.7m ³	4.5m ³ , 0.66m ³
Storage Area (m ²)		15.57	8.12

Table 5 Tenancy 2 Waste Calculation

Tenancy 2 (2,000m ²)	Volume per week (m ³)	Number of bins (m ³) Weekly	Number of Bins (m ³) Bi-Weekly
General Waste	11.200	4.5m ³ (2), 3m ³	4.5m ³ , 1.1m ³
Recycling	9.800	4.5m ³ (2), 1.1m ³	4.5m ³ , 0.66m ³
Storage Area (m ²)		16	8.66

Table 6 Tenancy 3 Waste Calculation

Tenancy 3 (1,540m ²)	Volume per week (m ³)	Number of bins (m ³) Weekly	Number of Bins (m ³) Bi-Weekly
General Waste	8.624	4.5m ³ (2), 0.66m ³	4.5m ³
Recycling	7.546	3m ³ (2), 1.7m ³	4.5m ³
Storage Area (m ²)		13.63	5.8

Table 7 Tenancy 4 Waste Calculation

Tenancy 4 (2,000m ²)	Volume per week (m ³)	Number of bins (m ³) Weekly	Number of Bins (m ³) Bi-Weekly
General Waste	11.200	4.5m ³ (2), 3m ³ (1)	4.5m ³ , 1.1m ³
Recycling	9.800	4.5m ³ (2), 1.1m ³ (1)	4.5m ³ , 0.66m ³
Storage Area (m ²)		16	8.66

3.1 Waste Types

Based on the guidelines, the types of waste materials expected within the operation of a specialised retail complex are provided in the table below.

Table 8 Operational Waste Type

Waste Material	Material Volume (%)
Cardboard/paper	43%
Other (wood, textiles, steel and residual waste)	28%
Plastic wrap, bags and plastic containers (21%
Co-mingled/mixed recycling	5%
Food waste	3%

3.2 Waste Storage Areas

Waste storage areas for the tenancies need to be well screened, enclosed or hidden so that visual amenity is not reduced for the public, customers, visitors or others, secure and provide protection against potential vandalism. The location needs to be easily accessed, to allow for easy transfer of waste between the internal operation and the receptacles and allow ease of collection by the waste contractor. Indicative waste storage areas are provided within the back-of-house near the loading dock for each tenancy to avoid potential conflicts with delivery vehicles, per the figure below. Definitive locations will depend on the nature of the tenancy and can be confirmed with future consents required for fit-out works.

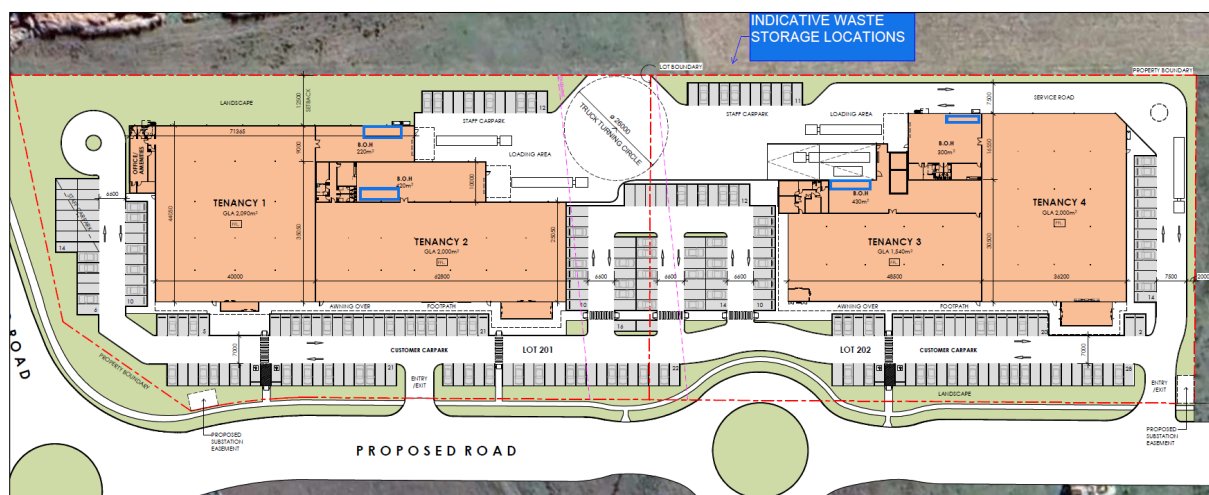


Figure 3 Indicative Operational Waste Storage Areas

3.3 Waste Management Information for Stakeholders

All Waste Management Plans will be provided to any relevant person involved in the operational use of the development, including building owners, building managers and occupants. Each tenancy will be responsible for ensuring that adequate indicators or signage is provided to confirm which receptacles are for general waste and recycling. The number and sizes of bin can vary depending on the contractor, storage area available, and frequency if the volume of waste associated with the tenancy is stored correctly.

4 Conclusion

This Site Waste Management Plan has been prepared by Barr Planning per the NSW Environmental Protection Authority's 'Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities', December 2012, to satisfy the requirements of Tamworth Regional Council Development Control Guidelines.